



CHRISTOPHER HODGSON

Iwade, Sittingbourne

54 Cormorant Road, Iwade, Sittingbourne, Kent, ME9 8WP

Freehold

An extended detached family home forming part of the desirable 'Saxon Place' development, which is conveniently positioned in the desirable village of Iwade on the outskirts of Sittingbourne, yet remaining accessible to the town centre, amenities, highly regarded schools and mainline station (3.3 miles).

The spacious and beautifully presented accommodation totals approximately 1520 sq ft (141 sq m) and is arranged on the ground floor to provide an entrance hall, large sitting room, contemporary kitchen/dining room with bi-folding doors leading to the garden, a study / fourth bedroom, and a cloakroom. The first floor comprises three double bedrooms and two smartly fitted bathrooms, including an en-suite shower room to the principal bedroom.

The attractive low maintenance rear garden extends to 42ft (13m) is ideal for outside entertaining and incorporates a garden studio which suits a variety of uses. A driveway provides off street parking for a number of vehicles and access to a charging point for an electric vehicle.

LOCATION

Iwade is a desirable village situated 2 miles North of Sittingbourne and was established in the late medieval period. The village is served by shops and amenities including public houses, Iwade Primary School, Village Hall and All Saint's Church. There are numerous primary and secondary schooling options serving the area. The village is also well situated for access to the M2/M20 motorways, Sittingbourne (approx. 3.4 miles distant), Faversham (approx. 10.5 miles distant) and Canterbury (approx. 19.6 miles distant). Sittingbourne mainline railway station provides frequent services to London (Victoria) approximately 66 minutes. The high-speed Javelin service provides access to London (St Pancras) with a journey time of approximately 60 minutes.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 16'10" x 14'6" (5.13m x 4.42m)
- Kitchen / Dining Room 37'2 x 9" (11.33m x 2.74m)
- Study / Bedroom 4 13'11" x 7'9" (4.24m x 2.36m)

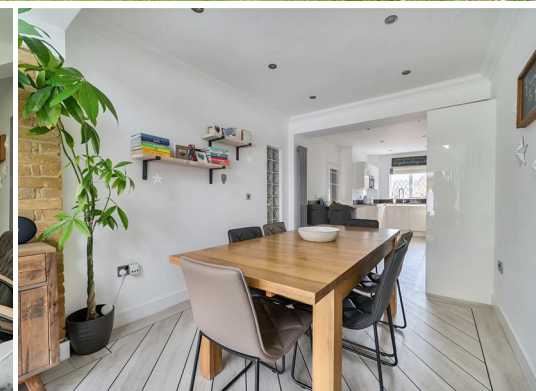
- Cloakroom

FIRST FLOOR

- Bedroom 1 14'5" x 12'3" (4.39m x 3.73m)
- En-Suite Shower Room
- Bedroom 2 14'7" x 9'8" (4.45m x 2.95m)
- Bedroom 3 14'3" x 9'4" (4.34m x 2.84m)
- Bathroom

OUTSIDE

- Garden 42'5" x 32" (12.93m x 9.75m)
- Garden Studio 17'6" x 8" (5.33m x 2.44m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Approximate Area = 1520 sq ft / 141.2 sq m
 Limited Use Area(s) = 15 sq ft / 1.3 sq m
 Outbuilding = 141 sq ft / 13 sq m
 Total = 1676 sq ft / 155.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christopher Hodgson Estate Agents (Whitstable) REF: 1315129



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe